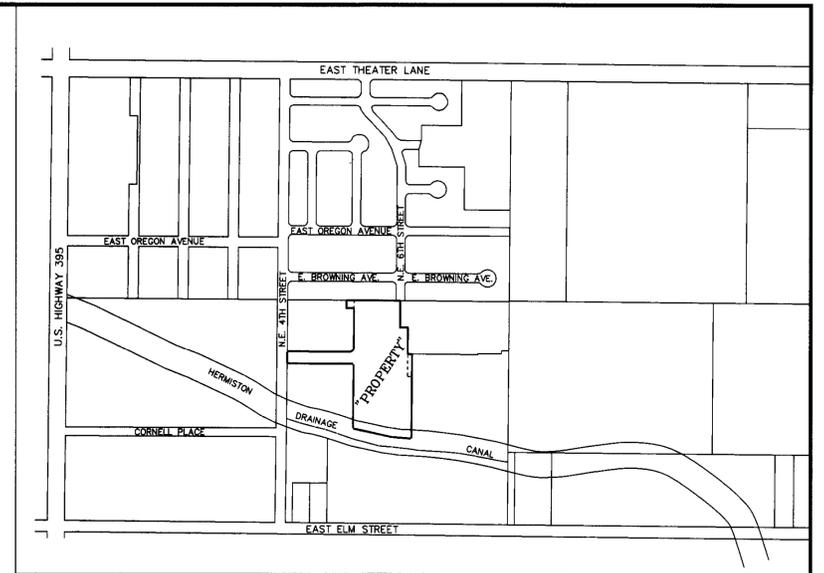
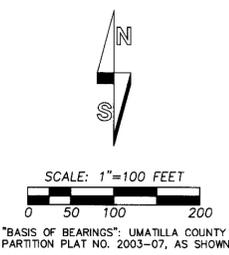


# ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP  
SCALE 1 INCH = 500 FEET



**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 71°25'14" E	23.40'
L2	S 81°57'20" E	84.14'
L3	S 86°58'24" E	44.22'
L4	S 86°22'46" E	17.61'
L5	N 85°30'41" W	117.47'
L6	N 89°33'38" W	42.00'
L7	S 00°26'18" W	19.00'
L8	N 89°33'38" W	138.00'
L9	S 00°26'18" W	5.00'
L10	N 89°33'38" E	25.00'
L11	S 89°33'38" E	25.00'
L12	S 89°33'38" E	25.00'
L13	S 89°33'38" E	25.00'
L14	N 89°33'38" E	45.85'
L15	N 89°33'38" W	25.00'
L16	S 89°33'38" E	45.08'
L17	N 00°34'37" E	44.04'
L18	N 89°33'38" W	45.08'
L19	N 00°34'37" E	44.04'
L20	S 89°33'38" E	25.00'

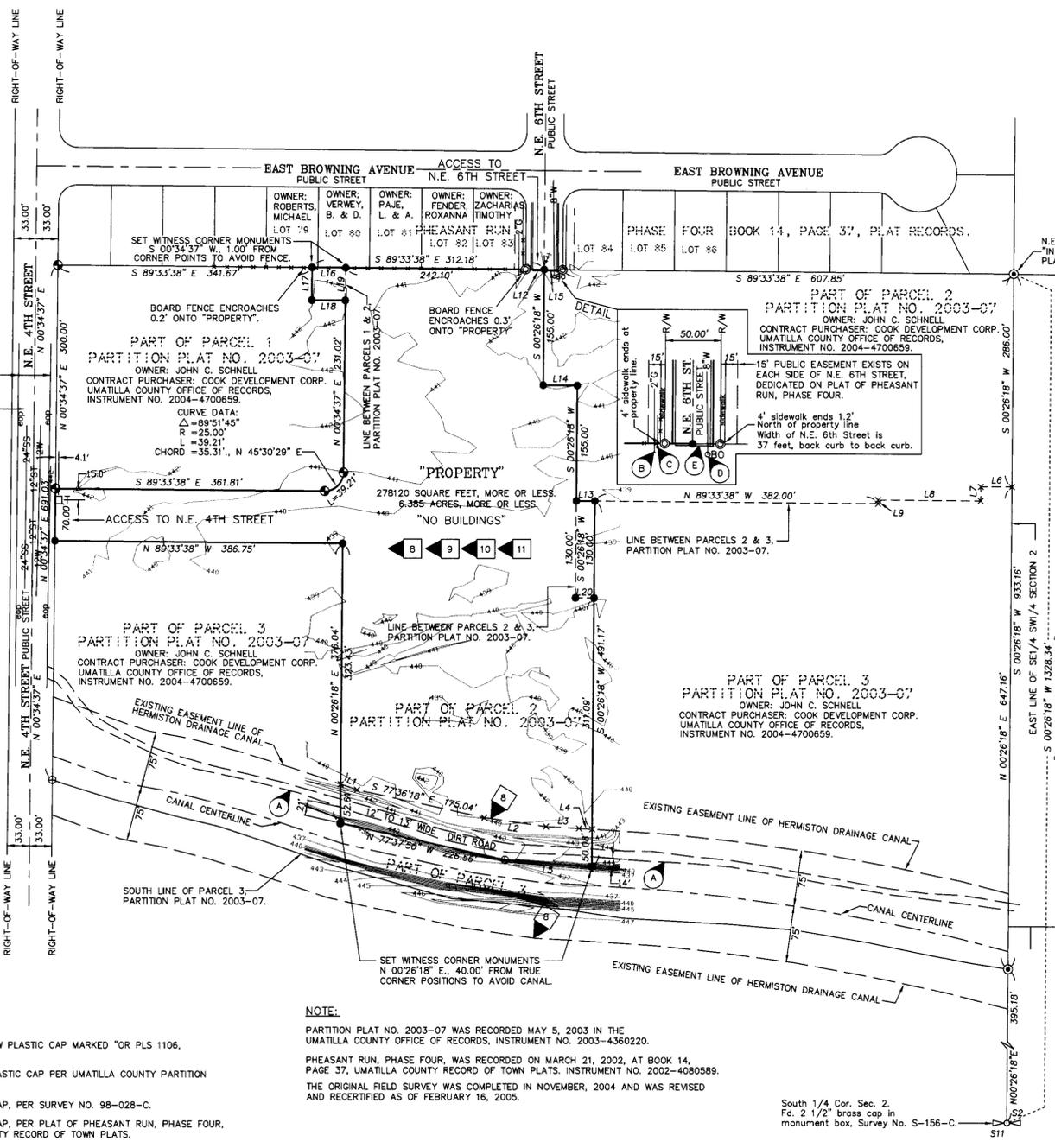
**NOTES TABLE:**

- Ⓐ - 12' TO 13' DIRT ROAD ON NORTH SIDE OF HERMISTON DRAINAGE CANAL IS FOR OPERATION AND MAINTENANCE OF THE CANAL. ROAD ENTRANCE IS BARRICADED AT ENTRANCE TO N.E. 4TH STREET, BUT THE BARRICADE HAS BEEN BREACHED BY VEHICLES DRIVING AROUND IT.
- Ⓑ - GAS LINE ENDS 7' SOUTH OF PROPERTY LINE, EVIDENCED BY WARNING SIGN.
- Ⓒ - VERTICAL 4" PVC PIPE, APPARENT END OF BURIED ELECTRIC LINE, VERTICAL PIPE IS 3' SOUTH OF PROPERTY LINE.
- Ⓓ - END OF WATER LINE IS 9' SOUTH OF PROPERTY LINE, EVIDENCED BY WATER BLOWOFF.
- Ⓔ - ASPHALT PAVEMENT OF N.E. 6TH STREET ENDS 2' SOUTH OF PROPERTY LINE. CURB AND GUTTER ON WEST SIDE OF STREET IS 0.2' SOUTH OF PROPERTY LINE. CURB AND GUTTER SECTION ON EAST SIDE OF STREET IS 2.2' SOUTH OF PROPERTY LINE.

**LEGEND**

- - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊙ - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP PER UMATILLA COUNTY PARTITION PLAT NO. 2003-07, RECORDED MAY 5, 2003.
- ⊙ - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP, PER SURVEY NO. 98-028-C.
- ⊙ - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP, PER PLAT OF PHEASANT RUN, PHASE FOUR, RECORDED AT BOOK 14, PAGE 37, UMATILLA COUNTY RECORD OF TOWN PLATS.
- ⊕ - INDICATES CALCULATED POINT ONLY, NOT SET OR FOUND.
- Ⓒ - INDICATES LOCATION OF SPECIFIC NOTE, SEE "NOTES TABLE".
- Ⓓ - INDICATES LOCATION OF SURVEY ADDRESSABLE SPECIAL EXCEPTION SET FORTH IN PRELIMINARY REPORT FOR TITLE INSURANCE, PREPARED BY AMERTITLE, 112 S.E. COURT, PENDLETON, OREGON, 97801, TITLE NUMBER 0053139. NUMBERS CORRESPOND WITH EXCEPTION NUMBERS. SEE "EXCEPTIONS TABLE" FOR DESCRIPTION OF EXCEPTION.
- 24"— INDICATES 24" DIAMETER SANITARY SEWER LINE.
- 12"— INDICATES 12" DIAMETER STORM SEWER LINE.
- 12W"— INDICATES 12" DIAMETER WATER LINE.
- 8W"— INDICATES 8" DIAMETER WATER LINE.
- 2"— INDICATES 2" DIAMETER NATURAL GAS LINE.
- - INDICATES TELEPHONE PEDESTAL FOR BURIED TELEPHONE LINE.
- eop - INDICATES EDGE OF ASPHALT PAVEMENT.
- ⊙ - INDICATES WATER LINE BLOWOFF AT END OF LINE.
- R/W - INDICATES STREET RIGHT-OF-WAY LINE.
- - - - - INDICATES CONTOUR ELEVATION LINE.

NOTE: DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH COMMON DIMENSIONS REPORTED ON PARTITION PLAT NO. 2003-07.



**NOTE:**  
PARTITION PLAT NO. 2003-07 WAS RECORDED MAY 5, 2003 IN THE UMATILLA COUNTY OFFICE OF RECORDS, INSTRUMENT NO. 2003-4360220.  
PHEASANT RUN, PHASE FOUR, WAS RECORDED ON MARCH 21, 2002, AT BOOK 14, PAGE 37, UMATILLA COUNTY RECORD OF TOWN PLATS, INSTRUMENT NO. 2002-4080589.  
THE ORIGINAL FIELD SURVEY WAS COMPLETED IN NOVEMBER, 2004 AND WAS REVISED AND RECERTIFIED AS OF FEBRUARY 16, 2005.

**"PROPERTY" DESCRIPTION:**

Parcel 2, of Partition Plat No. 2003-07, filed May 5, 2003, Umatilla County Plat Records, being a portion of Partition Plat No. 2000-04, located in the Southeast Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

ALSO part of Parcel 1, of Umatilla County Partition Plat No. 2003-07, located in the Southeast Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon, described as follows:  
BEGINNING at the Northeast Corner of said Parcel 1; thence South 00°34'37" West a distance of 44.04 feet; thence North 89°33'38" West a distance of 45.08 feet; thence North 00°34'37" East a distance of 44.04 feet to a point on the north line of said Parcel 1; thence South 89°33'38" East a distance of 45.08 feet to the POINT OF BEGINNING.

ALSO a part of Parcel 3 of Umatilla County Partition Plat No. 2003-07, located in the Southeast Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon, described as follows:  
Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 2, said point also being the Northeast corner of Parcel 2 of Umatilla County Partition Plat No. 2003-07; thence South 00°26'18" West along the East line of said Parcel 2 a distance of 286.00 feet to the Northeast corner of said Parcel 3; thence North 89°33'38" West along the common boundary between said Parcels 2 and 3 a distance of 42.00 feet; thence South 00°26'18" West along said common boundary a distance of 19.00 feet; thence North 89°33'38" West along said common boundary a distance of 138.00 feet; thence South 00°26'18" West along said common boundary a distance of 5.00 feet; thence North 89°33'38" West along said common boundary a distance of 382.00 feet to the TRUE POINT OF BEGINNING for this description; thence South 00°26'18" West a distance of 130.00 feet to an angle point in the boundary of said Parcel 3, said angle point being a common corner with said Parcel 2; thence North 89°33'38" West along the boundary common with said Parcels 2 and 3 a distance of 25.00 feet to an angle point in said common boundary; thence North 00°26'18" East along said common boundary a distance of 130.00 feet to an angle point in said common boundary; thence South 89°33'38" East along said common boundary a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

Property Description continued:  
EXCEPTING a part of Parcel 2 of Umatilla County Partition Plat No. 2003-07, located in the Southeast Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon, described as follows:  
BEGINNING at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 2, said point also being the Northeast corner of said Parcel 2 of Umatilla County Partition Plat No. 2003-07; thence South 00°26'18" West along the East line of said Parcel 2 a distance of 286.00 feet to the Southeast corner of said Parcel 2; said point also being the Northeast corner of Parcel 3 of Umatilla County Partition Plat No. 2003-07; thence North 89°33'38" West along the common boundary between said Parcels 2 and 3 a distance of 42.00 feet; thence South 00°26'18" West along the common boundary a distance of 19.00 feet; thence North 89°33'38" West along said common boundary a distance of 138.00 feet; thence South 00°26'18" West along said common boundary a distance of 5.00 feet; thence North 89°33'38" West along said common boundary a distance of 407.00 feet to an angle point in the boundary common to said Parcels 2 and 3; thence North 00°26'18" East a distance of 155.00 feet; thence North 89°33'38" West a distance of 45.85 feet; thence North 00°26'18" East a distance of 155.00 feet to a point on the North line of said Parcel 2; thence South 89°33'38" East along the North line of said Parcel 2 a distance of 632.85 feet to the POINT OF BEGINNING.

**SURVEYOR'S NOTE REGARDING "PROPERTY" DESCRIPTION:**  
BOUNDARY COURSES MEASURED ON THIS SURVEY ARE IDENTICAL WITH THOSE OF THE RECORD DESCRIPTION AS SET FORTH IN PRELIMINARY TITLE REPORT FOR INSURANCE, PREPARED BY AMERTITLE, 112 S.E. COURT, PENDLETON, OREGON, 97801, TITLE NUMBER 0053139, DATED OCTOBER 13, 2004. THE PRELIMINARY TITLE REPORT WAS PREPARED FOR TICOR TITLE INSURANCE COMPANY, 1000 SW BROADWAY #1555, PORTLAND, OREGON 97205, DIRECTED TO THE ATTENTION OF DEANA FREAUFF.

**EXCEPTIONS TABLE:**

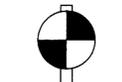
- Ⓒ - THE PROPERTY IS WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT AND IS SUBJECT TO THE EASEMENTS THEREOF, IF ANY. SURVEYOR'S NOTE: HERMISTON DRAINAGE CANAL EASEMENT IS SHOWN.
- Ⓓ - THE PROPERTY IS SUBJECT TO PROJECT USE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN COOK DEVELOPMENT CORPORATION AND OREGON HOUSING AND COMMUNITY SERVICES, RECORDED OCTOBER 7, 2004, IN REEL 470, PAGE 655, UMATILLA COUNTY MICROFILM RECORDS.
- Ⓔ - THE PROPERTY IS SUBJECT TO AMENDMENT TO PROJECT USE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN COOK DEVELOPMENT CORPORATION AND OREGON HOUSING AND COMMUNITY SERVICES, RECORDED OCTOBER 13, 2004, IN REEL 470, PAGE 656, UMATILLA COUNTY MICROFILM RECORDS.
- Ⓕ - THE PROPERTY IS SUBJECT TO OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, HOME INVESTMENT PARTNERSHIPS PROGRAM, DECLARATION OF LAND USE RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 13, 2004, IN REEL 470, PAGE 657, UMATILLA COUNTY MICROFILM RECORDS.

**FLOOD ZONE DESIGNATION:**

"PROPERTY" AREA IS IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. SOURCE: FEMA FLOOD INSURANCE RATE MAP, UMATILLA COUNTY, OREGON, PANEL 375 OF 2125, COMMUNITY-PANEL NUMBER 410204 375 B, MAP REVISED: MARCH 4, 1987.

**ZONING AND SETBACK NOTES:**

ZONING OF "PROPERTY" IS R-3. SET BACK REQUIREMENTS: FRONT YARD SHALL BE A MINIMUM OF 20 FEET MEASURED FROM THE FOUNDATION. EACH SIDE YARD SHALL BE A MINIMUM OF 7 FEET, MEASURED FROM THE FOUNDATION, EXCEPT THAT ON CORNER LOTS, THE SIDE YARD ON THE STREET SIDE SHALL BE A MINIMUM OF 10 FEET MEASURED FROM THE FOUNDATION. THE BACK YARD SHALL BE A MINIMUM OF 10 FEET, MEASURED FROM THE FOUNDATION. HOWEVER, FOR ANY STRUCTURE EXCEEDING 15 FEET IN HEIGHT, THE REAR YARD SHALL BE INCREASED ONE FOOT, UP TO MAXIMUM OF 25 FEET, FOR EVERY FOOT, OR FRACTION THEREOF, ABOVE 15 FEET. CONSULT CITY OF HERMISTON BUILDING DEPARTMENT FOR ZONING AND SETBACK QUESTIONS.



CONTOURS ARE SHOWN FROM TOPOGRAPHIC SURVEY FOR PROJECT DATED 12/02. NO CHANGES IN TOPOGRAPHY TO CURRENT DATE WERE OBSERVED.

**SURVEYOR'S CERTIFICATE:**

To:  
Umatilla County Housing Authority, 4th Street Aspens Limited Partnership; Oregon Corporation for Affordable Housing dba Homestead Capital and its affiliated equity funds including H.E.F. IV Equity Fund and the Homestead Western Communities Fund; Cook Development Corporation and its successors and assigns; Glackmas County Bank; AmeriTitle; Ticor Title Insurance Company;

This is to certify that this map or plat and survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys", jointly established by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11(a), 11(b), 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

*William R. Wells*  
William R. Wells, PLS  
Registration Number: Oregon PLS 1106.  
Dated: February 16, 2005

REGISTERED PROFESSIONAL LAND SURVEYOR  
*William R. Wells*  
OREGON JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWED 6-30-06

**SURVEYOR'S NOTE REGARDING CERTAIN "TABLE A" ITEMS CERTIFIED TO:**

- Item 7: No buildings currently exist on the "Property".
- Item 9: No parking areas currently exist on the "Property".
- Items 11(a) and 11(b): Existing utilities are shown based on observed evidence and from "As-built" drawings obtained from the City of Hermiston Public Works Department.
- Item 14: No evidence of earth moving work, building construction or building additions within recent months were noted on "Property".
- Item 15: No evidence of recent street or sidewalk construction or repairs on "Property" within recent months was noted except for sidewalk and street construction for N.E. 6th Street, as noted on this map.
- Item 16: No evidence was observed on the "Property" indicating it's use as a solid waste dump, sump or sanitary landfill.

<b>WILLIAM R. WELLS, PLS</b> 2602 NE RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: ALTA/ACSM LAND TITLE SURVEY FOR: 4TH STREET ASPENS, LP, AN OREGON LIMITED PARTNERSHIP LOCATED IN THE SE 1/4 SW 1/4 OF SECTION 2, T4N., R28E., W.M., UMATILLA COUNTY, OREGON.
RECEIVED BY Umatilla County Surveyor Date: 3-05 Rec'd By: RW No. 05-94-C	DATE: 02/05 DR. BY: DMT CK. BY: WRW NO: 02-836	

ASPENALTA2005